

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
04/15/2021	DCPREZ-2021-11706
<b>Public Hearing Date</b>	
06/22/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DONALD P & JO ANNE FAUST TRUST	PHONE (with Area Code) (608) 843-2874	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 3952 COUNTY HIGHWAY JJ		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS JORDANFAUST3@GMAIL.COM		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3952 County Hwy JJ					
TOWNSHIP VERMONT	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-211-9500-6					

## REASON FOR REZONE

SEPARATING THE EXISTING RESIDENCE FROM THE FARMLAND AND CREATING TWO NEW RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	4.02 6.84
<del>FP-35 Farmland Preservation District</del>	<del>RR-4 Rural Residential District</del>	<del>5.46</del>

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>    <b>PRINT NAME:</b>   <b>DATE:</b>
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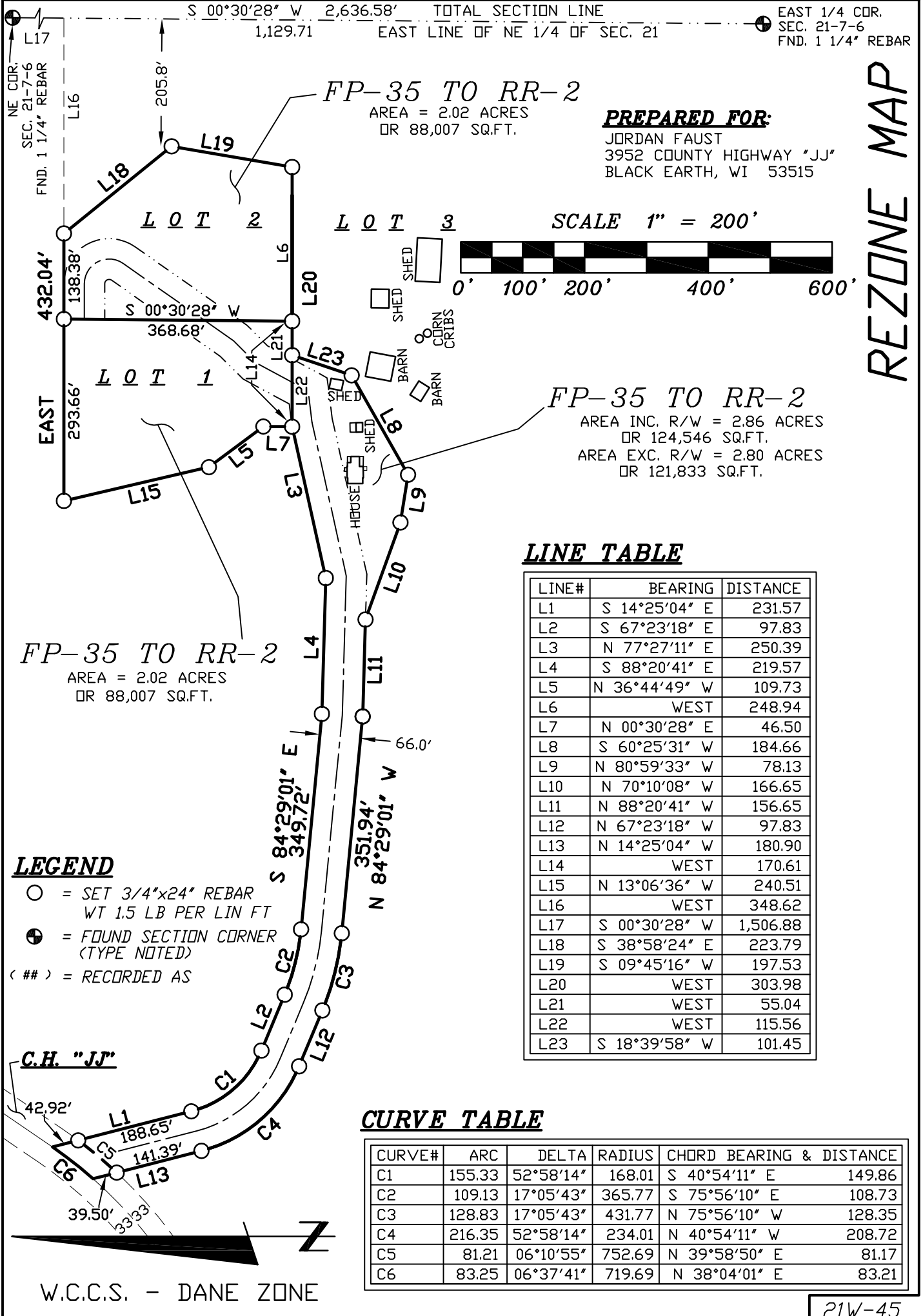
COMMENTS: LAND DIVISION VARIANCE OR SHARED DRIVEWAY AGREEMENT WILL NEED TO BE SUBMITTED IN CONJUNCTION WITH REZONING APPLICATION DUE TO PROPOSED LOTS WITHOUT FRONTAGE.

Petition revised on May 13, 2021

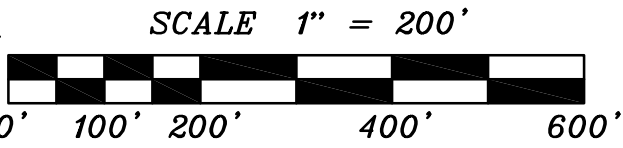


# WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705



**PREPARED FOR:**  
 JORDAN FAUST  
 3952 COUNTY HIGHWAY "JJ"  
 BLACK EARTH, WI 53515



### LINE TABLE

LINE#	BEARING	DISTANCE
L1	S 14°25'04" E	231.57
L2	S 67°23'18" E	97.83
L3	N 77°27'11" E	250.39
L4	S 88°20'41" E	219.57
L5	N 36°44'49" W	109.73
L6	WEST	248.94
L7	N 00°30'28" E	46.50
L8	S 60°25'31" W	184.66
L9	N 80°59'33" W	78.13
L10	N 70°10'08" W	166.65
L11	N 88°20'41" W	156.65
L12	N 67°23'18" W	97.83
L13	N 14°25'04" W	180.90
L14	WEST	170.61
L15	N 13°06'36" W	240.51
L16	WEST	348.62
L17	S 00°30'28" W	1,506.88
L18	S 38°58'24" E	223.79
L19	S 09°45'16" W	197.53
L20	WEST	303.98
L21	WEST	55.04
L22	WEST	115.56
L23	S 18°39'58" W	101.45

### CURVE TABLE

CURVE#	ARC	DELTA	RADIUS	CHORD BEARING & DISTANCE
C1	155.33	52°58'14"	168.01	S 40°54'11" E 149.86
C2	109.13	17°05'43"	365.77	S 75°56'10" E 108.73
C3	128.83	17°05'43"	431.77	N 75°56'10" W 128.35
C4	216.35	52°58'14"	234.01	N 40°54'11" W 208.72
C5	81.21	06°10'55"	752.69	N 39°58'50" E 81.17
C6	83.25	06°37'41"	719.69	N 38°04'01" E 83.21

### LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- ⊕ = FOUND SECTION CORNER (TYPE NOTED)
- ( ## ) = RECORDED AS

REZONE MAP

W.C.C.S. - DANE ZONE



# WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

## C.S.M. DESCRIPTION: FP-35 to RR-2

A parcel of land located in the SE 1/4 and SW 1/4 of the NE 1/4 of Section 21, T7N, R6E, Town of Vermont, Dane County, Wisconsin. More particularly described as follows.

Commencing at the NE corner of said Section 21; thence S 00°30'28" W along the east line of the NE 1/4 of said Section 21, 1,506.88 feet; thence due West, 348.62 feet to the point of beginning.

Thence S 38°58'24" E, 223.79 feet; thence S 09°45'16" W, 197.53 feet; thence due West, 303.98 feet; thence S 18°39'58" W, 101.45 feet; thence S 60°25'31" W, 184.66 feet; thence N 80°59'33" W, 78.13 feet; thence N 70°10'08" W, 166.65 feet; thence N 88°20'41" W, 156.65 feet; thence N 84°29'01" W, 351.94 feet; thence along an arc of a curve concaved northeasterly having a radius of 431.77 feet, and a long chord bearing and distance of N 75°56'10" W, 128.35 feet; thence N 67°23'18" W, 97.83 feet; thence along an arc of a curve concaved northeasterly having a radius of 234.01 feet, and a long chord bearing and distance of N 40°54'11" W, 208.72 feet; thence N 14°25'04" W, 180.90 feet to the centerline of County Highway "JJ"; thence along said centerline and also along an arc of a curve concaved northwesterly having a radius of 719.69 feet, a long chord bearing and distance of N 38°04'01" E, 83.21 feet; thence S 14°25'04" E, 231.57 feet; thence along an arc of a curve concaved northeasterly having a radius of 168.01 feet, and a long chord bearing and distance of S 40°54'11" E, 149.86 feet; thence S 67°23'18" E, 97.83 feet; thence along an arc of a curve concaved northeasterly having a radius of 365.77 feet, and a long chord bearing and distance of S 75°56'10" E, 108.73 feet; thence S 84°29'01" E, 349.72 feet; thence S 88°20'41" E, 219.57 feet; thence N 77°27'11" E, 250.39 feet; thence N 00°30'28" E, 46.50 feet; thence N 36°44'49" W, 109.73 feet; thence N 13°06'36" W, 240.51 feet; thence due East, 432.04 feet to the point of beginning. The above described parcel contains 300,560 square feet or 6.90 acres and is subject to a 33' wide right of way over the most westerly portion thereof.

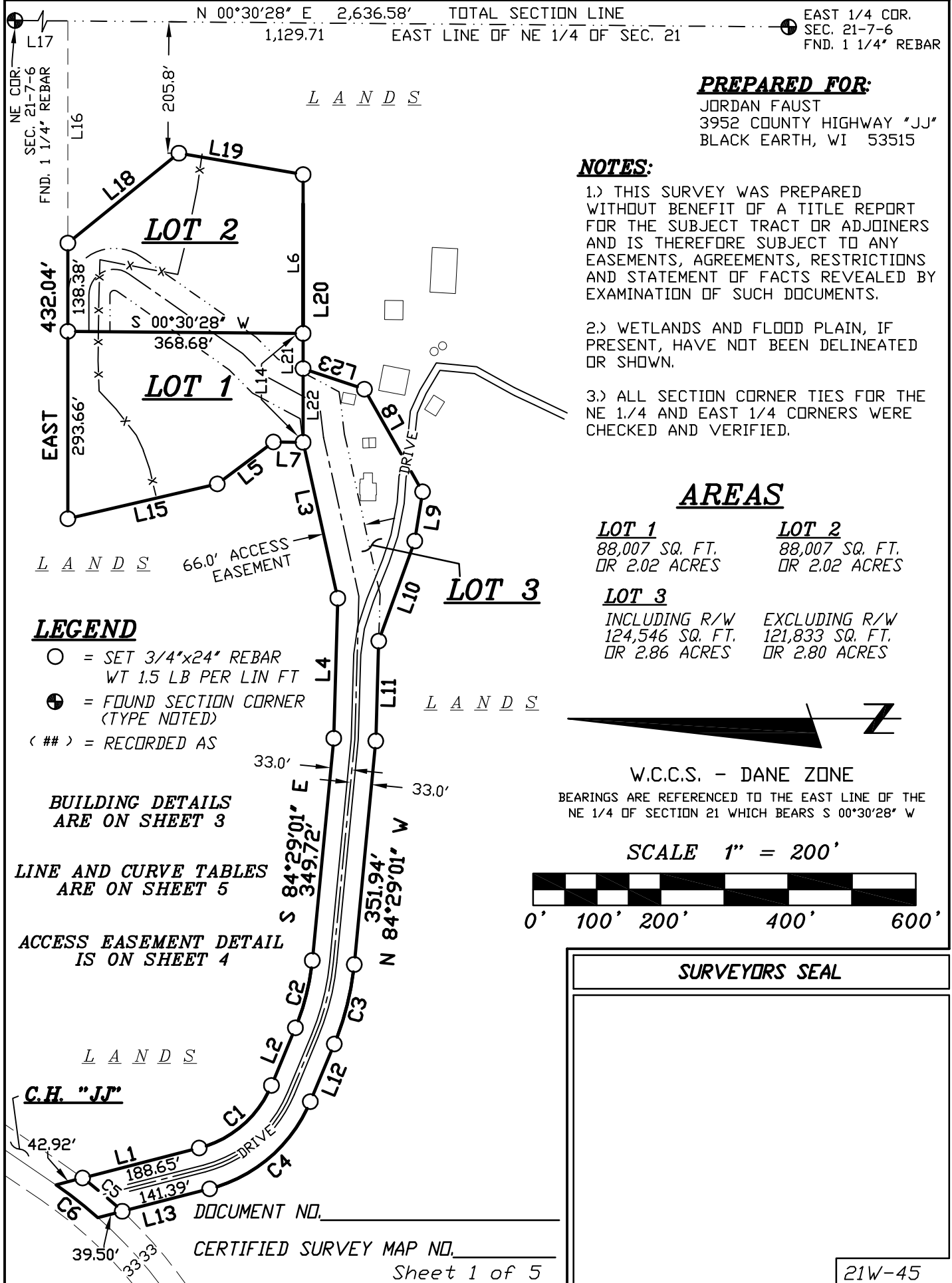


# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 and SW 1/4 of the NE 1/4 of Section 21, T7N, R6E,  
Town of Vermont, Dane County, Wisconsin.



EAST 1/4 COR.  
SEC. 21-7-6  
FND. 1 1/4" REBAR

### PREPARED FOR:

JORDAN FAUST  
3952 COUNTY HIGHWAY "JJ"  
BLACK EARTH, WI 53515

### NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) ALL SECTION CORNER TIES FOR THE NE 1/4 AND EAST 1/4 CORNERS WERE CHECKED AND VERIFIED.

### AREAS

LOT 1	LOT 2
88,007 SQ. FT.	88,007 SQ. FT.
OR 2.02 ACRES	OR 2.02 ACRES

LOT 3	INCLUDING R/W	EXCLUDING R/W
	124,546 SQ. FT.	121,833 SQ. FT.
	OR 2.86 ACRES	OR 2.80 ACRES

### LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- ⊕ = FOUND SECTION CORNER  
(TYPE NOTED)
- < ## > = RECORDED AS

BUILDING DETAILS  
ARE ON SHEET 3

LINE AND CURVE TABLES  
ARE ON SHEET 5

ACCESS EASEMENT DETAIL  
IS ON SHEET 4



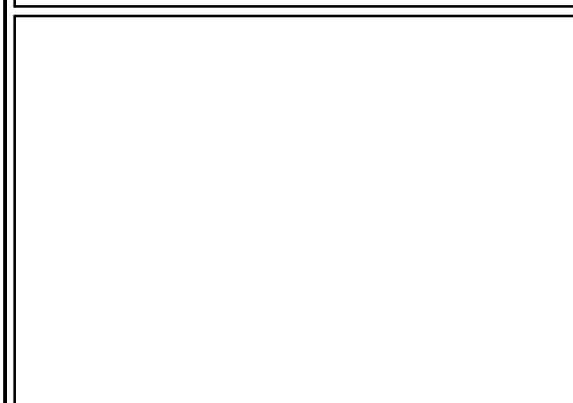
W.C.C.S. - DANE ZONE

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE  
NE 1/4 OF SECTION 21 WHICH BEARS S 00°30'28" W

SCALE 1" = 200'



SURVEYORS SEAL



21W-45

DOCUMENT NO. \_\_\_\_\_  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
Sheet 1 of 5

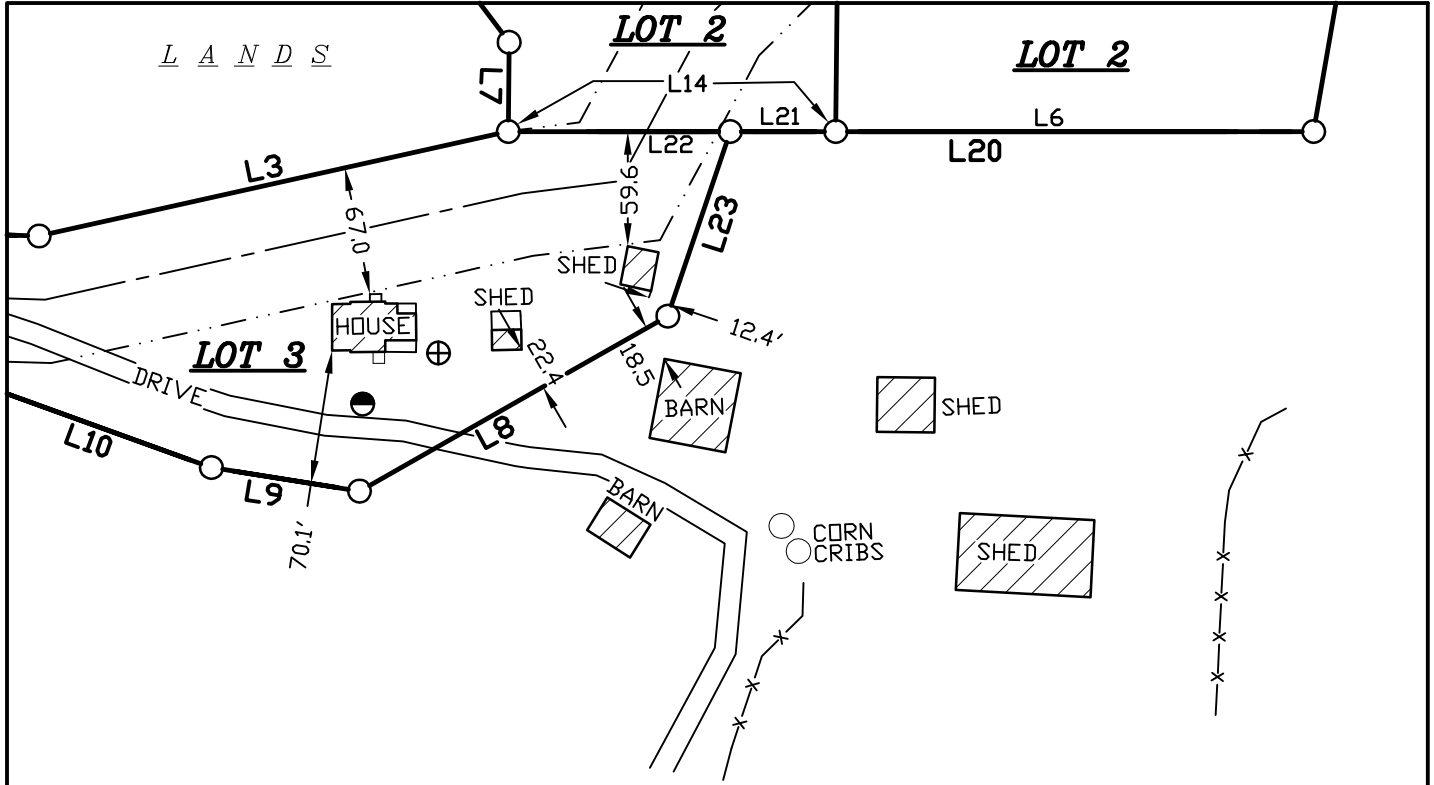


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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 and SW 1/4 of the NE 1/4 of Section 21, T7N, R6E,  
Town of Vermont, Dane County, Wisconsin.



L A N D S

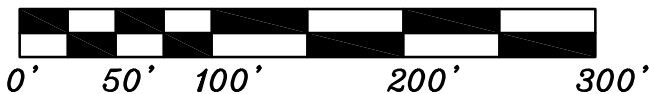
### LEGEND

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WT 1.5 LB PER LIN FT
- ⊕ = WELL
- = SEPTIC TANK
- < ## > = RECORDED AS

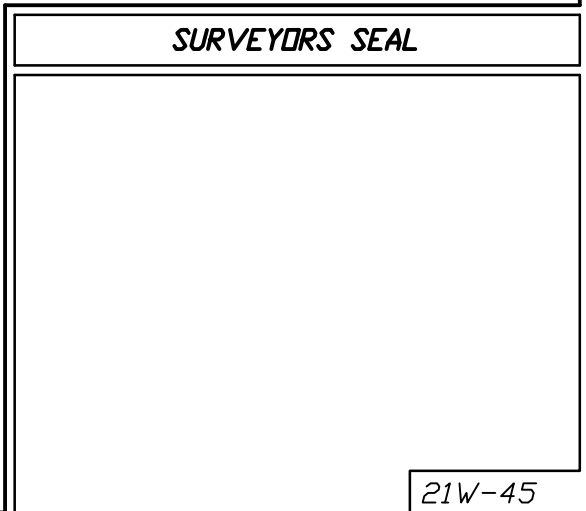


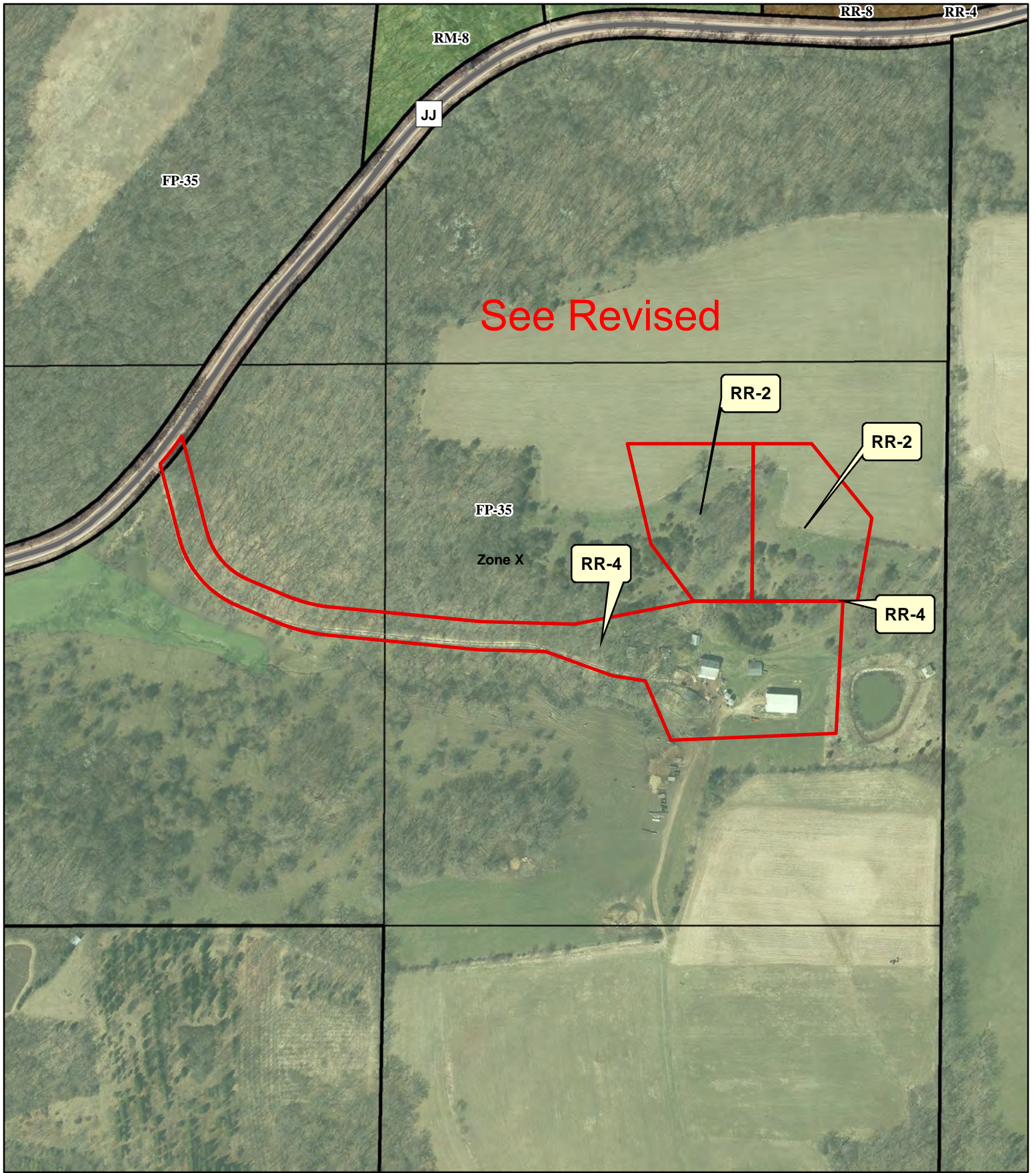
W.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE EAST LINE OF THE  
NE 1/4 OF SECTION 21 WHICH BEARS S 00°30'28" W

SCALE 1" = 100'



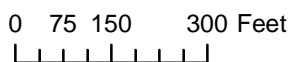
SURVEYORS SEAL





**Legend**

- |  |            |   |
|--|------------|---|
|  | Wetland    | <b>Significant Soils</b>  |
|  | Floodplain |  Class 1 |
|  |            |  Class 2 |



Petition 11706  
 DONALD P & JO ANNE  
 FAUST TRUST



**Dane County**  
**Department of Planning and Development**  
 Zoning Division  
 Room 116, City-County Building  
 210 Martin Luther King Jr. Blvd.  
 Madison, Wisconsin 53703  
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Donald & Jo Anne Faust Trust	Agent Name:	chris adams
Address (Number & Street):	3952 County Hwy JJ	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Black Earth, WI 53515	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	jordanfaust3@gmail.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-843-2874 (Jordan Faust)	Phone#:	608-255-5705

PROPERTY INFORMATION			
Township:	Vermont	Parcel Number(s):	0706-211-9500-6
Section:	21	Property Address or Location:	3952 County Hwy JJ

### REZONE DESCRIPTION

**Reason for the request.** In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?  
 Yes  No

The Faust family is looking to create 2 new parcels for the two sons to eventually build new homes on. They also would like to separate the existing farm house and buildings from the remaining farm land. There will be a shared driveway easement to give access to the proposed new home sites through the existing farm house proposed lot.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.01
FP-35	RR-2	2.01
FP-35	RR-4	5.46

See Revised

**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.**

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
--	--	---	---	---

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

Date 4-14-2021

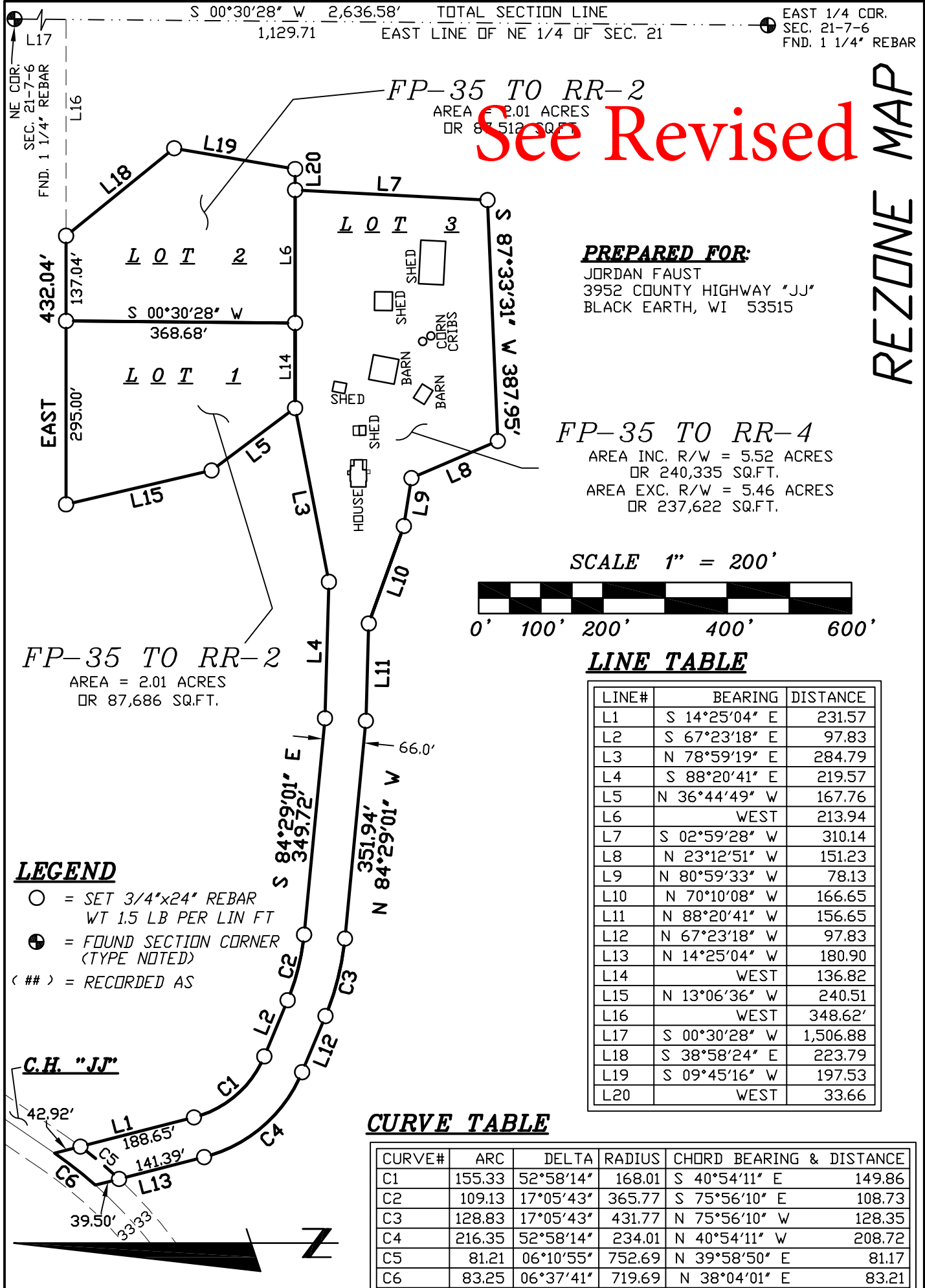


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 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

See Revised

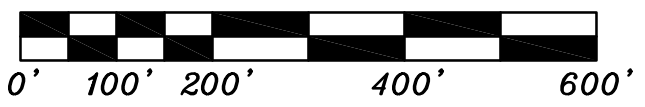
REZONE MAP



**PREPARED FOR:**  
 JORDAN FAUST  
 3952 COUNTY HIGHWAY "JJ"  
 BLACK EARTH, WI 53515

**FP-35 TO RR-4**  
 AREA INC. R/W = 5.52 ACRES  
 OR 240,335 SQ.FT.  
 AREA EXC. R/W = 5.46 ACRES  
 OR 237,622 SQ.FT.

SCALE 1" = 200'



**LINE TABLE**

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L4	S 88°20'41" E	219.57
L5	N 36°44'49" W	167.76
L6	WEST	213.94
L7	S 02°59'28" W	310.14
L8	N 23°12'51" W	151.23
L9	N 80°59'33" W	78.13
L10	N 70°10'08" W	166.65
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L17	S 00°30'28" W	1,506.88
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L19	S 09°45'16" W	197.53
L20	WEST	33.66

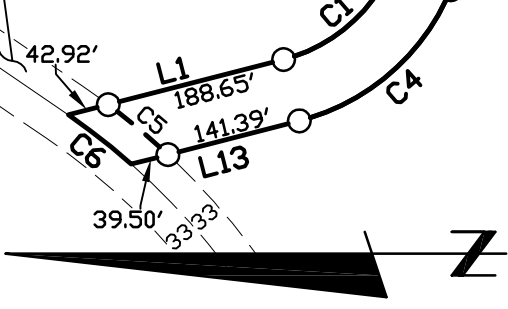
**CURVE TABLE**

CURVE#	ARC	DELTA	RADIUS	CHORD BEARING & DISTANCE
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**LEGEND**

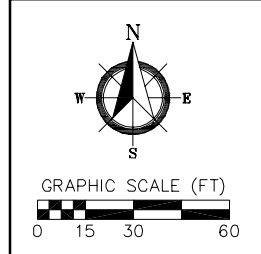
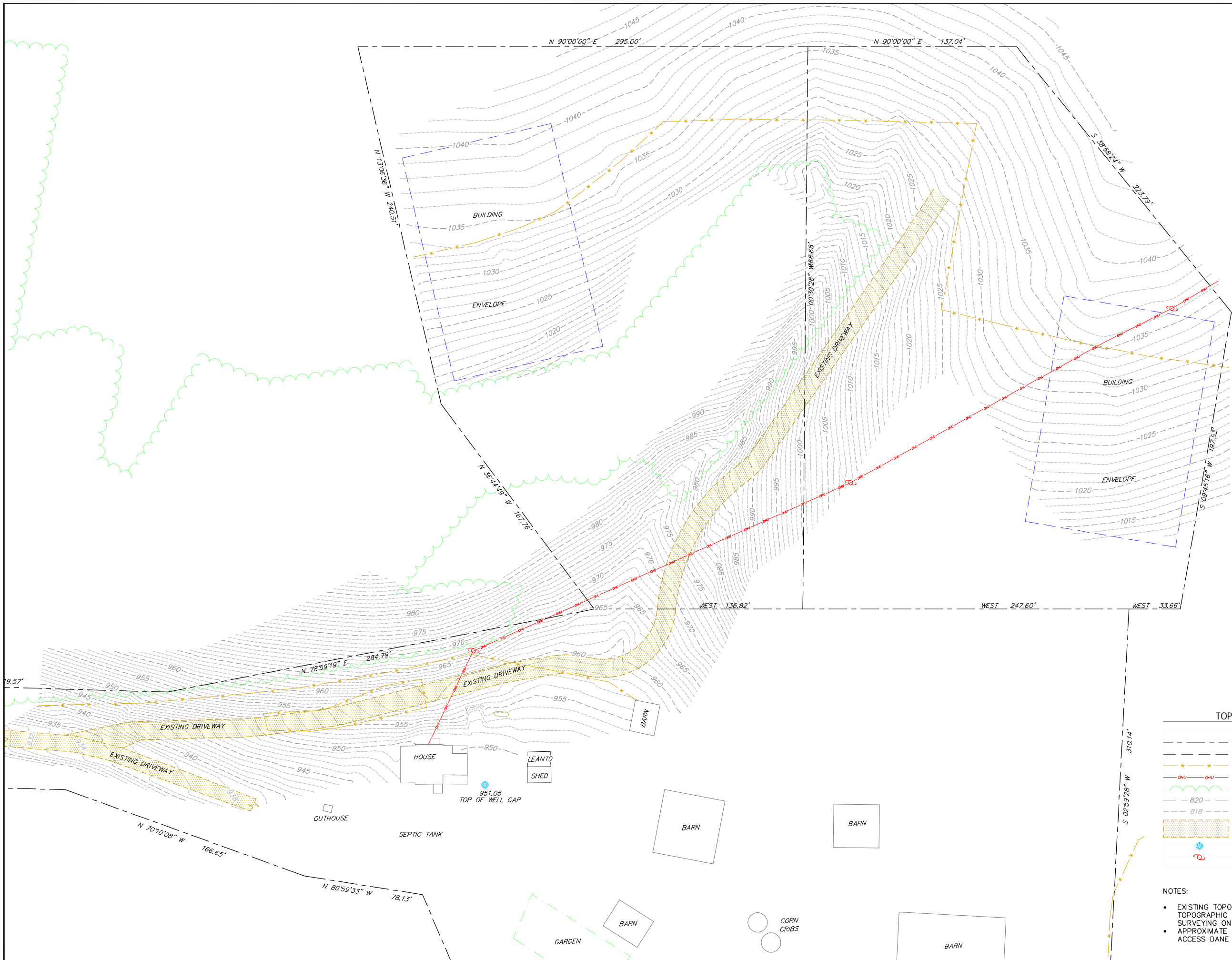
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(TYPE NOTED)
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**C.H. "JJ"**



W.C.C.S. - DANE ZONE





**Existing Conditions Plan**  
 Faust Driveway  
 Town of Vermont  
 Dane County, Wisconsin

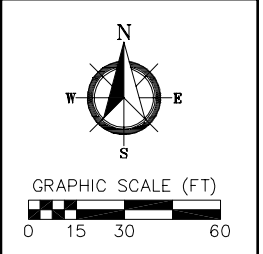
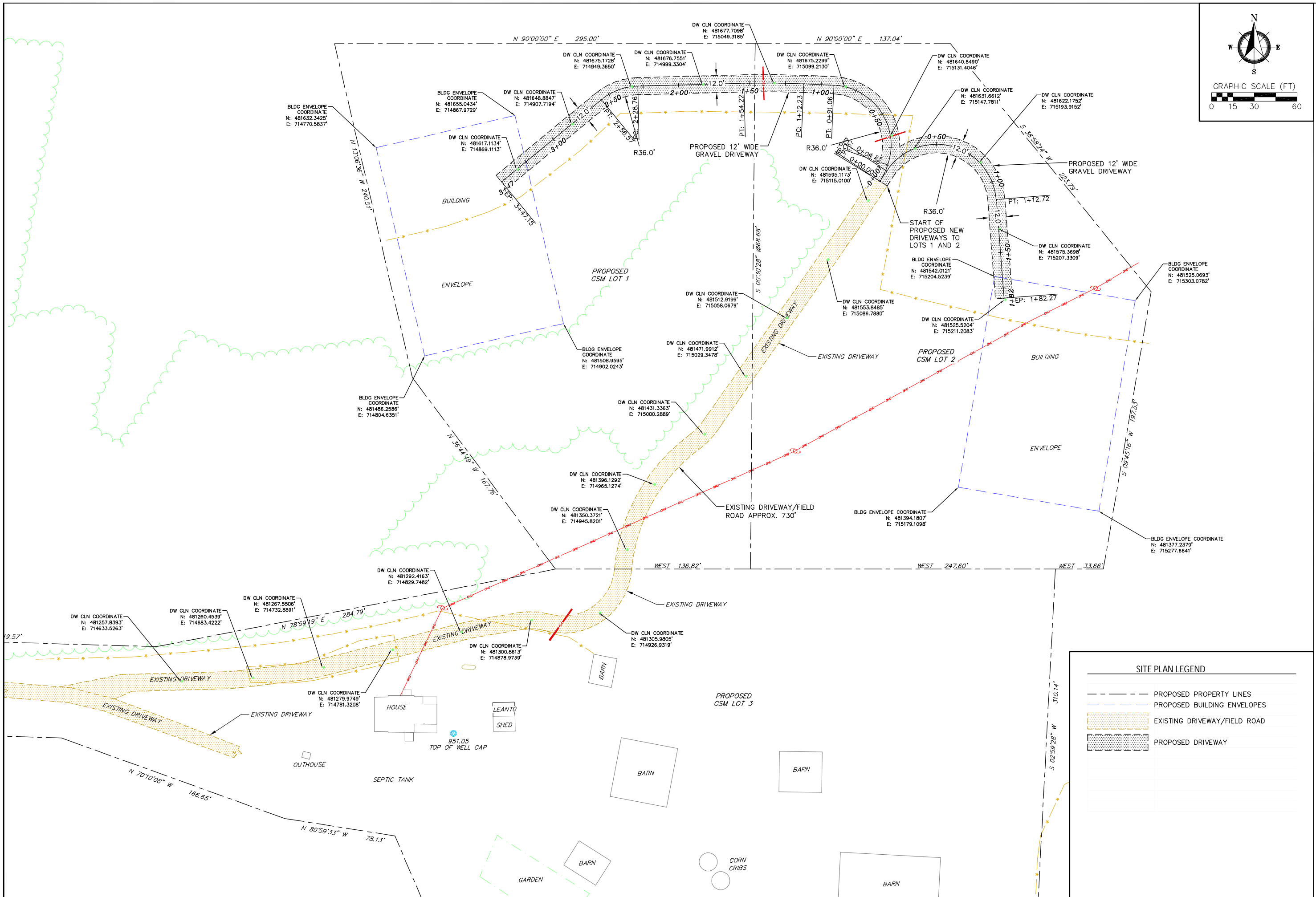
Revisions		Revisions	
No.	Date	Description	No.

Scale:	AS SHOWN
Date:	4/14/2021
Drawn By:	ALC
Project No:	210005
Sheet No:	1 of 8

**TOPOGRAPHIC LEGEND**

	PROPOSED PROPERTY LINES
	PROPOSED BUILDING ENVELOPES
	EXISTING GENERAL FENCE
	EXISTING OVERHEAD GENERAL UTILITIES
	EXISTING APPROXIMATE EDGE OF TREES
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING DRIVEWAY/FIELD ROAD
	EXISTING WELL
	EXISTING UTILITY POLE

- NOTES:**
- EXISTING TOPOGRAPHIC INFORMATION BASED ON TOPOGRAPHIC SURVEY PROVIDED BY WILLIAMSON SURVEYING ON MARCH 2021.
  - APPROXIMATE TREE LINE BASED ON DANE COUNTY ACCESS DANE 2020 AERIAL IMAGERY

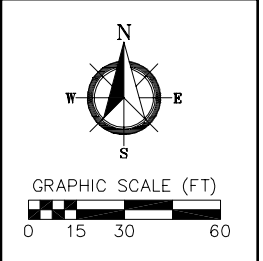
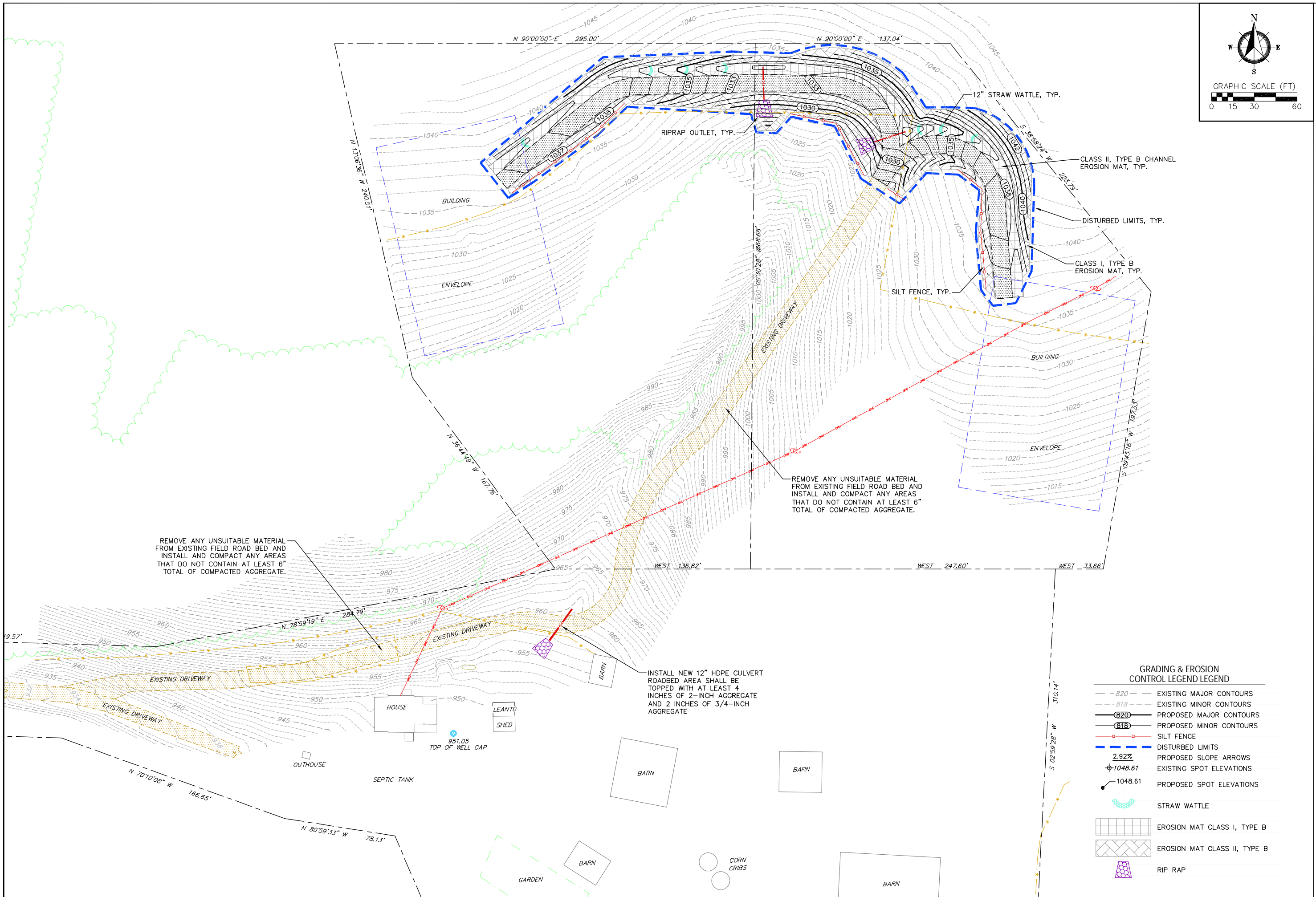


**Site Plan**  
 Faust Drive  
 Town of Vermont  
 Dane County, Wisconsin

Revisions		Revisions	
No.	Date	Description	Date

SITE PLAN LEGEND	
	PROPOSED PROPERTY LINES
	PROPOSED BUILDING ENVELOPES
	EXISTING DRIVEWAY/FIELD ROAD
	PROPOSED DRIVEWAY

Scale:	AS SHOWN
Date:	4/14/2021
Drawn By:	ALC
Project No:	210005
Sheet No:	2 of 8



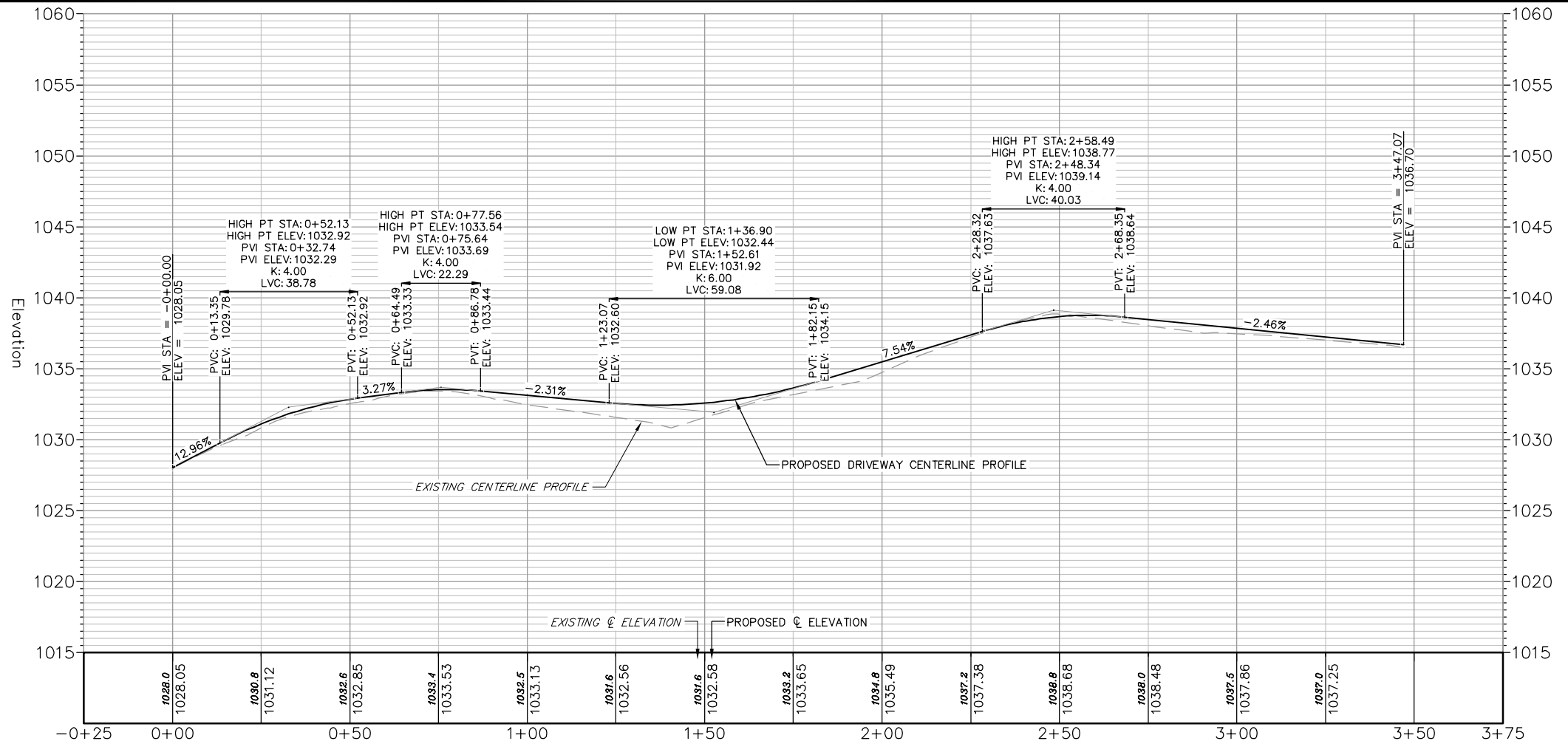
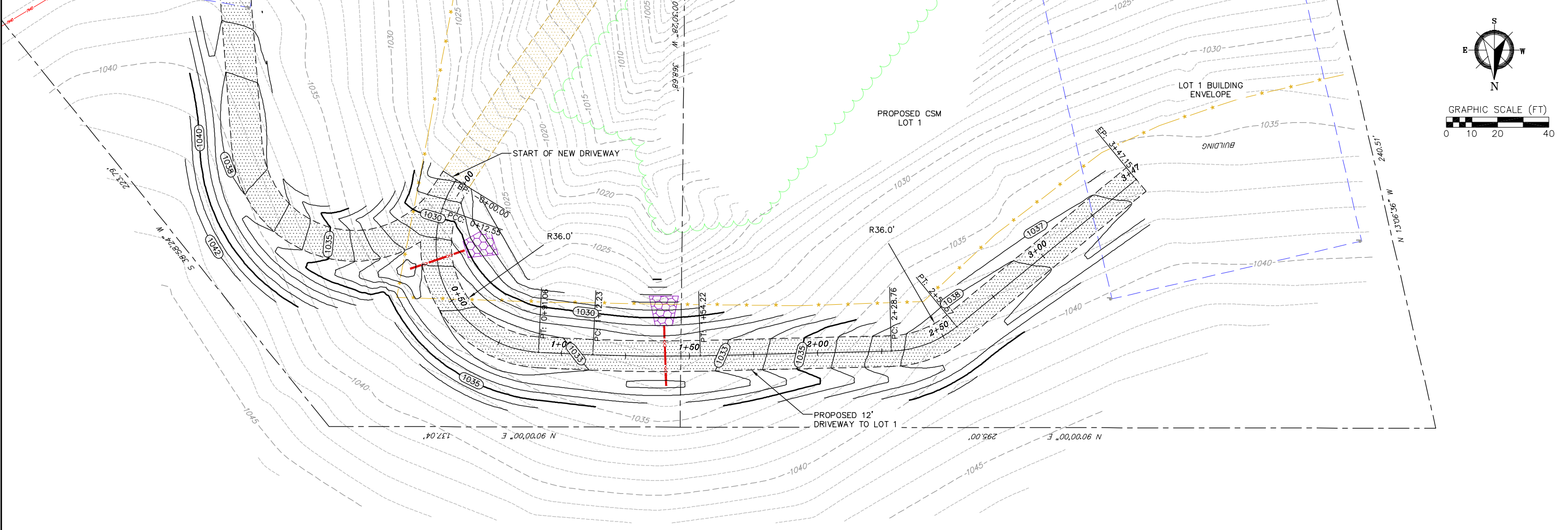
**Grading and Erosion Control Plan**  
 Faust Driveway  
 Town of Vermont  
 Dane County, Wisconsin

Revisions		Revisions	
No.	Date	No.	Date

Scale:	AS SHOWN
Date:	4/14/2021
Drawn By:	ALC
Project No:	210005
Sheet No:	3 of 8

**GRADING & EROSION CONTROL LEGEND**

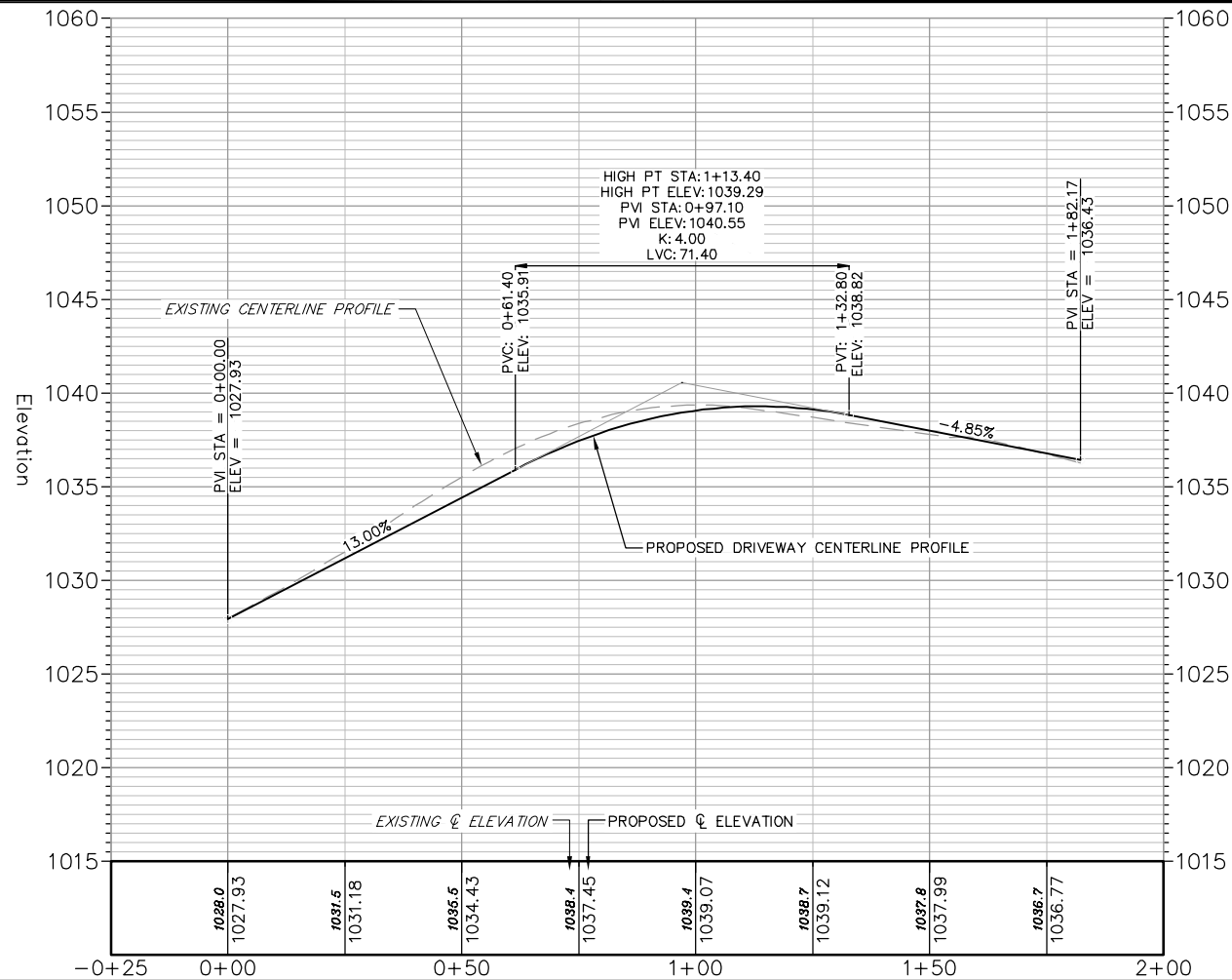
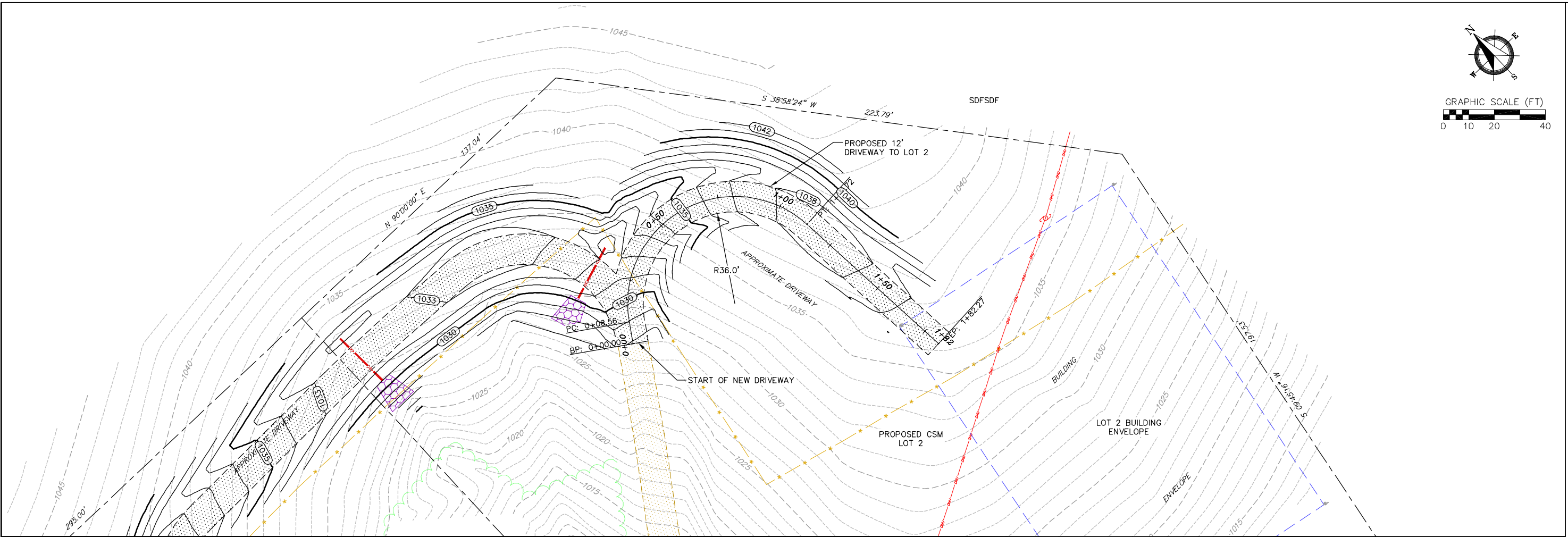
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	SILT FENCE
	DISTURBED LIMITS
	PROPOSED SLOPE ARROWS
	EXISTING SPOT ELEVATIONS
	PROPOSED SPOT ELEVATIONS
	STRAW WATTLE
	EROSION MAT CLASS I, TYPE B
	EROSION MAT CLASS II, TYPE B
	RIP RAP



**Lot 1 Driveway Plan and Profile**  
 Faust Driveway  
 Town of Vermont  
 Dane County, Wisconsin

Revisions		Revisions	
No.	Date	Description	No.

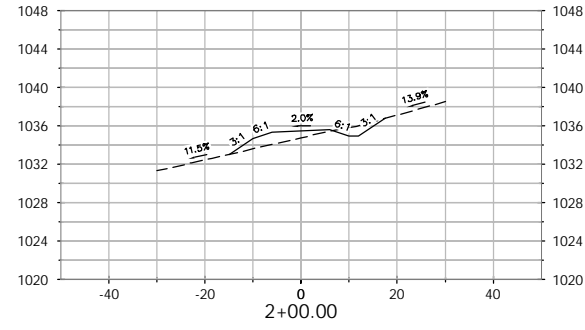
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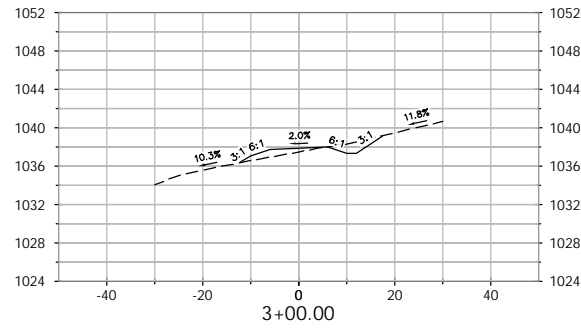
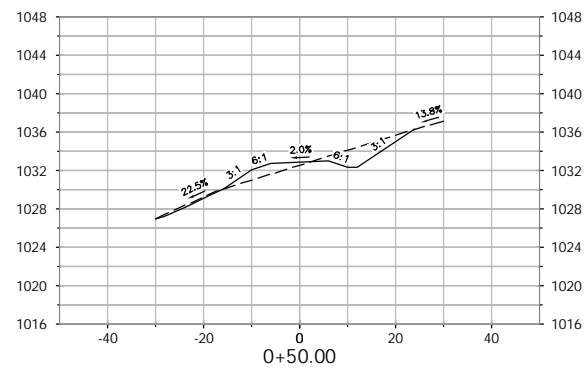
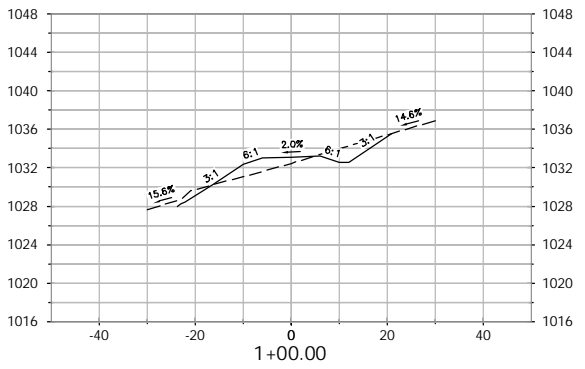
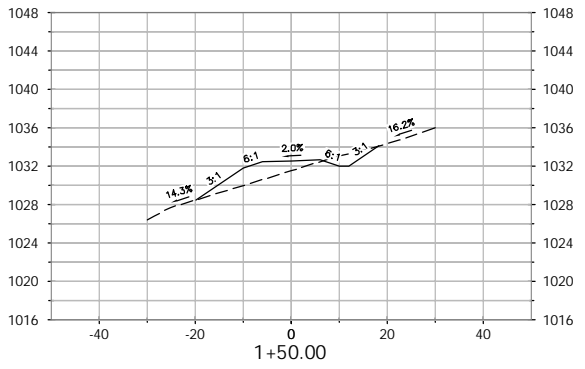
**Lot 2 Driveway Plan and Profile**  
 Faust Driveway  
 Town of Vermont  
 Dane County, Wisconsin

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No.	Date	Description	Date

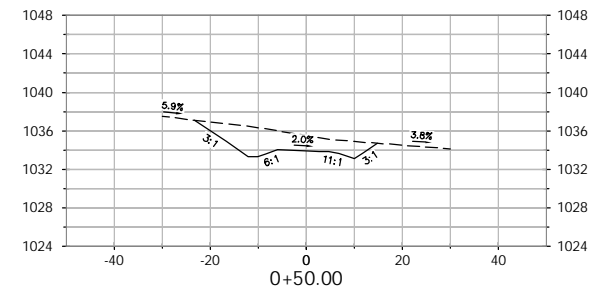
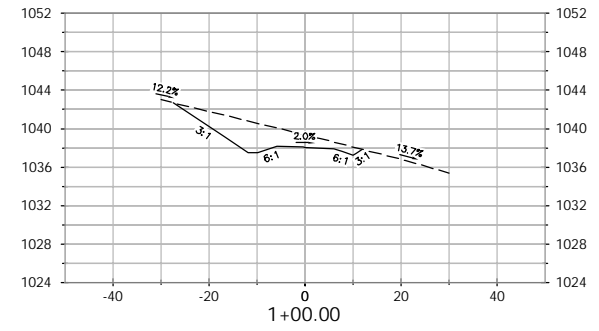
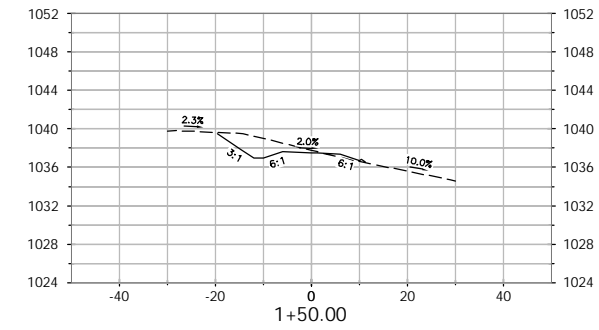
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LOT 1 DRIVEWAY CROSS SECTIONS



LOT 2 DRIVEWAY CROSS SECTIONS



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## EROSION CONTROL NOTES

- EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED PER DANE COUNTY ORDINANCES, PER THE WISCONSIN ADMINISTRATIVE CODE AND PER ALL WISCONSIN DNR TECHNICAL STANDARDS.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ALL OTHER LAND DISTURBING ACTIVITIES INCLUDING CLEARING AND GRUBBING AND SHALL BE PROPERLY MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
- ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. MAINTENANCE OF EROSION CONTROL MEASURES SHALL FOLLOW INSPECTION WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AS REQUIRED BY THE WISCONSIN DNR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MEASURES UNTIL THE PROJECT HAS BEEN ACCEPTED. THE EROSION CONTROL MEASURES SHOWN ON THE PLANS SHALL BE THE MINIMUM REQUIREMENTS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED WITHIN 24 HOURS IF REQUESTED BY REGULATORY AGENCIES.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH CLASS 1, TYPE B EROSION MAT AND DORMANT SEED MIX AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- IF NECESSARY, SITE DEWATERING SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1061.
- CONTRACTOR SHALL RESTORE DISTURBED AREAS WITH SEED, FERTILIZER, AND EROSION MAT OR MULCH PER SPECIFICATIONS ON THIS SHEET. CONTRACTOR OR LANDOWNER SHALL WATER SEEDED AREAS ONCE GERMINATION OCCURS AND SHALL WATER WHENEVER 7 DAYS PASS WITHOUT SIGNIFICANT RAIN.
- CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE PER WISCONSIN DNR TECHNICAL STANDARD 1056. CONTRACTOR SHALL REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND AND WATER RESOURCES OR PERMITTING MUNICIPALITY.
- DANE COUNTY OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

### SEEDING RATES:

#### TEMPORARY:

- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
- USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

#### PERMANENT:

- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

### FERTILIZING RATES:

#### TEMPORARY AND PERMANENT:

- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

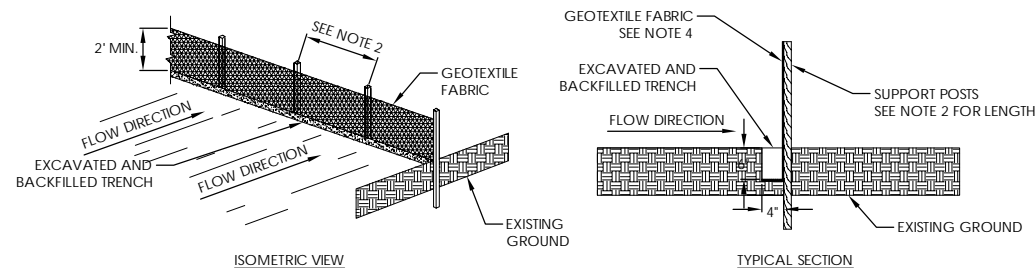
### MULCHING RATES:

#### TEMPORARY AND PERMANENT:

- USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

## CONSTRUCTION SCHEDULE

- INSTALL EROSION CONTROL DEVICES ----- TBD
- EXISTING DRIVEWAY IMPROVEMENTS ----- TBD
- CONSTRUCT NEW DRIVEWAY ----- TBD
- RESTORATION - SEED, FERTILIZER AND MAT ----- TBD
- REMOVE EROSION CONTROL MEASURES ONCE SITE IS COMPLETELY STABILIZED ----- TBD

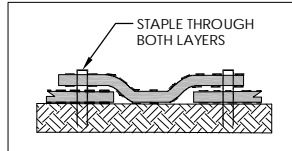
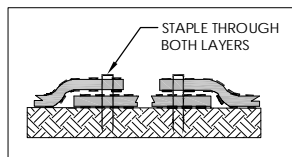
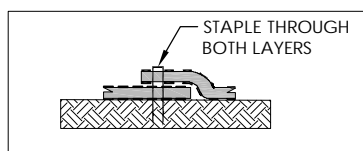
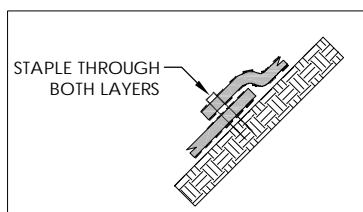
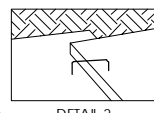
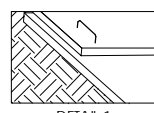
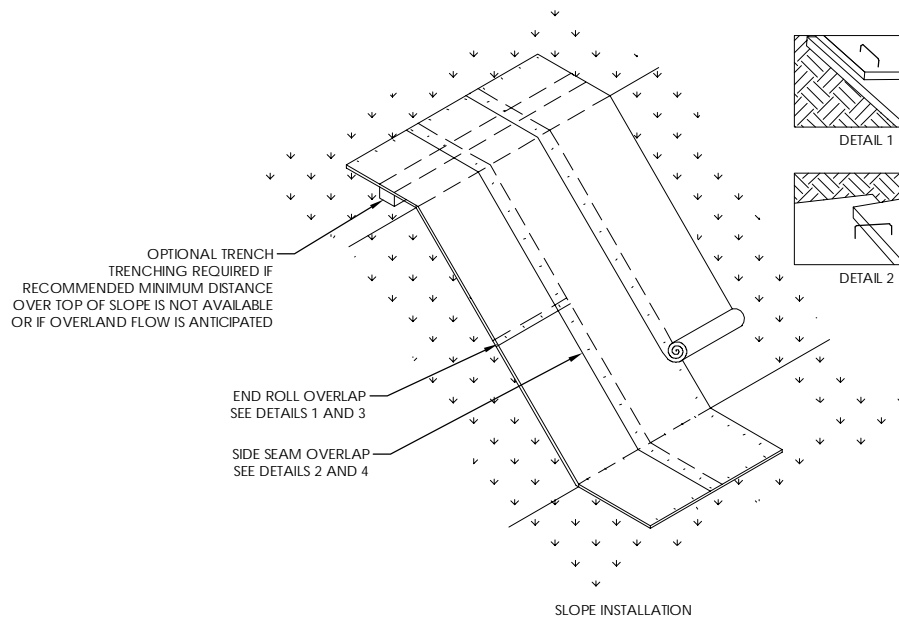


#### NOTES:

- THE GEOTEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATED TRENCH, BACKFILLED AND COMPACTED TO THE EXISTING GROUND SURFACE.
- TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM OF 1-1/8" x 1-1/8" OAK OR HICKORY AND 4 FEET LONG.
- WOOD POST SPACING SHALL BE A MAXIMUM OF 3' FOR NON-WOVEN GEOTEXTILE FABRIC IS USED AND A MAXIMUM OF 8' IF WOVEN GEOTEXTILE FABRIC IS USED.
- THE GEOTEXTILE FABRIC SHALL BE ATTACHED DIRECTLY TO THE UPSLOPE SIDE OF WOODEN POSTS WITH 0.5 INCH STAPLES IN AT LEAST 3 PLACES.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS:
  - TWIST METHOD: OVERLAP THE END POSTS AND TWIST OR ROTATE AT LEAST 180 DEGREES.
  - HOOK METHOD: HOOK THE END OF EACH SILT FENCE LENGTH.

## 1 SILT FENCE DETAIL

NOT TO SCALE

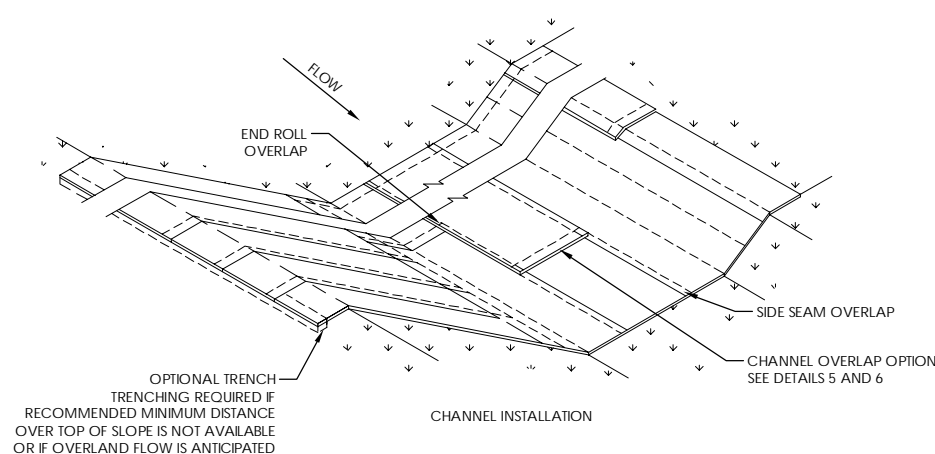


#### NOTES:

- STAPLE PATTERNS ARE DEPENDENT UPON SLOPE CONDITIONS AND MANUFACTURER'S RECOMMENDATIONS.
- STAPLES OF 11 GAUGE OR HEAVIER SHALL BE USED TO HOLD MATS AND NETS IN PLACE.
- STAPLES SHALL BE U-SHAPED WITH A 1-INCH CROWN.
- STAPLE LENGTHS ARE DETERMINED BASED ON SOIL CONDITION. SEE WI STANDARD 484-MULCHING FOR STAPLE LENGTH REQUIREMENTS.
- FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR BOTH END AND EDGE OVERLAP LENGTH.
- CONSIDER THE USE OF BIODEGRADABLE STAPLES IN LOCATIONS WHERE WIRE STAPLES ARE DETERMINED TO BE A RISK.

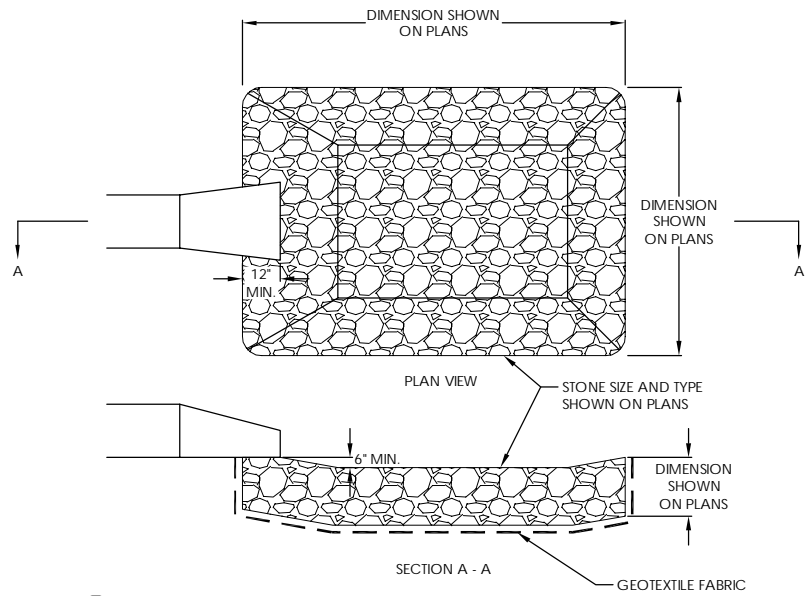
## 2 EROSION MAT DETAIL

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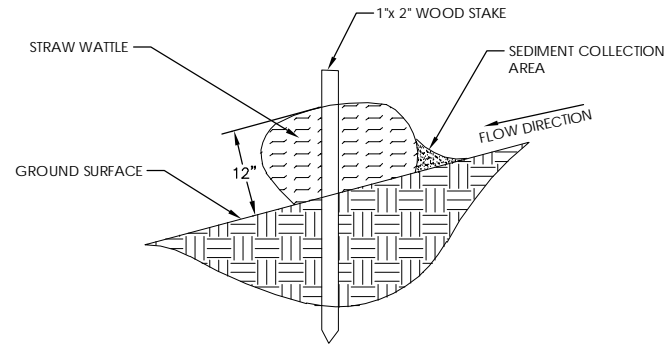


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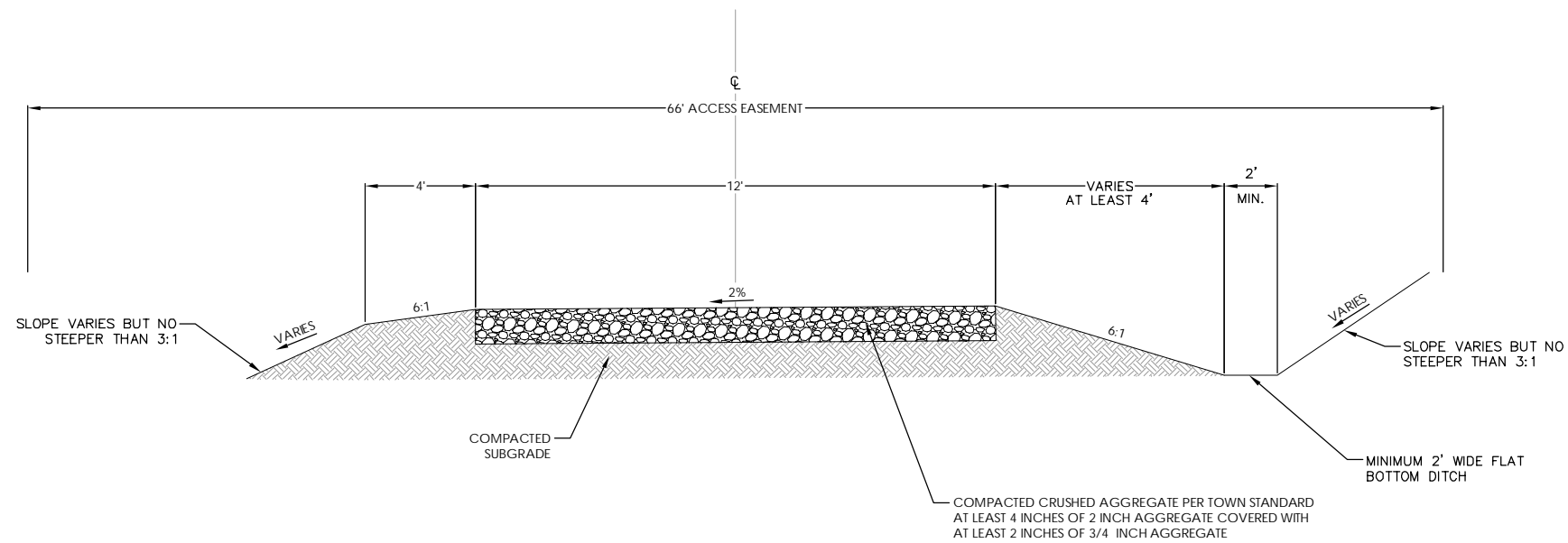
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**1**  
8 **RIPRAP DETAIL**  
NOT TO SCALE



**2**  
8 **STRAW WATTLE DETAIL**  
NOT TO SCALE



**3**  
8 **TYPICAL DRIVEWAY SECTION**  
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Date: **4/14/2021**

Drawn By: **ALC**

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# WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

## 66.0 FOOT WIDE ACCESS EASEMENT

A 66.00 foot wide access easement located in the SE 1/4 and SW 1/4 of the NE 1/4 of Section 21, T7N, R6E, Town of Vermont, Dane County, Wisconsin. More particularly described as follows.

Commencing at the NE corner of said Section 21; thence S 00°30'28" W along the east line of the NE 1/4 of said Section 21, 1,506.88 feet; thence due West, 487.00 feet, thence S 00°30'28" W, 33.00 feet to the beginning of the centerline of said easement.

Thence along the centerline of said easement for the next 13 courses, thence due East, 57.52 feet; thence along an arc of a curve concaved southwesterly having a radius of 39.92 feet and a long chord bearing and distance of S 27°29'43" E, 70.82 feet; thence S 35°00'34" W, 217.53 feet; thence S 44°57'46" W, 49.76 feet; thence S 28°13'16" W, 96.89 feet; thence S 82°55'49" W, 51.24 feet; thence S 77°27'11" W, 254.50 feet; thence N 88°20'41" W, 224.79 feet; thence N 84°29'01" W, 350.83 feet; thence along an arc of a curve concaved northeasterly having a radius of 398.77 feet and a long chord bearing and distance of N 75°56'10" W, 118.54 feet; thence N 67°23'18" W, 97.83 feet; thence along an arc of a curve concaved northeasterly having a radius of 201.01 feet and a long chord bearing and distance of N 40°54'11" W, 179.29 feet; thence N 14°25'04" W, 163.67 feet to the southeasterly right of way of County Highway "JJ" and also the end of said easement.